

**STATE OF MINNESOTA
COUNTY OF MILLE LACS
PRINCETON TOWNSHIP**

ORDINANCE NO. 2022 - 1

**AN ORDINANCE AMENDING THE COMPREHENSIVE
PLAN LAND USE MAP AND REZONING ALL OF PARCEL'S
A, B, AND C TO AC AGRICULTURE CONSERVATION AND
PARCEL D TO C/I COMMERCIAL INDUSTRIAL OF THE
CERTIFICATE OF SURVEY FOR JASON BETZLER**

WHEREAS, on January 19, 2021, The Board of Supervisors ("Town Board") of Princeton Township approved the adoption of a Future Land Use map dated 2020; and

WHEREAS, on May 18, 2021, the Town Board approved the adoption of the Zoning Map dated May 18, 2021; and

WHEREAS, property in Section 6 at 100th Avenue and 70th Street was subdivided by administrative approval in December 2021 according to the Certificate of Survey for Jason Betzler that created Parcel A, Parcel B, Parcel C and Parcel D; and

WHEREAS, the legal descriptions of Parcel A, Parcel B, Parcel C and Parcel D, are follows;

Parcel A: That part of the East 400.00 feet of East Half of the Northeast Quarter of Section 6, Township 36, Range 26, Mille Lacs County, Minnesota, lying northerly of following described Line "B", and lying southerly of following described Line "C". Line "B" is described as follows: Commencing at the Southeast corner of said East Half; thence North 3 degrees 26 minutes 42 seconds West, along the east line of said East Half, a distance of 1337.00 feet to the point of beginning of said Line "B"; thence South 75 degrees 36 minutes 40 seconds West, a distance of 873.31 feet, more or less, to the easterly right-of-way line of U.S. Highway No. 169 and said Line "B" there terminating. Line "C" is described as follows: Commencing at the Southeast corner of said East Half; thence North 3 degrees 26 minutes 42 seconds West, along the east line of said East Half, a distance of 1846.00 feet to the point of beginning of said Line "C"; thence South 86 degrees 33 minutes 18 seconds West, a distance of 400.00 feet and said line "C" there terminating.

Parcel B: That part of the East 400.00 feet of East Half of the Northeast Quarter of Section 6, Township 36, Range 26, Mille Lacs County, Minnesota, lying northerly of following described Line "C", and lying southerly of following described Line "D". Line "C" is described as follows: Commencing at the Southeast corner of said East Half; thence North 3 degrees 26 minutes 42 seconds West, along the east line of said East Half, a distance of 1846.00 feet to the point of beginning of said Line "C"; thence South 86 degrees 33 minutes 18 seconds West, a distance of 400.00 feet and said Line "C" there terminating. Line "D" is described as follows: Commencing at the Southeast corner of said East Half; thence North 3 degrees 26 minutes 42 seconds West,

along the east line of said East Half, a distance of 2500.00 feet to the point of beginning of said Line "D"; thence South 86 degrees 33 minutes 18 seconds West, a distance of 400.00 feet and said Line "D" there terminating.

Parcel C: That part of the East Half of the Northeast Quarter of Section 6, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows; Commencing at the Southeast corner of said East Half; thence North 3 degrees 26 minutes 42 seconds West, along the east line of said East Half, a distance of 2500.00 feet to the point of beginning of the land to be described; thence South 86 degrees 33 minutes 18 seconds West, a distance of 400.00 feet; thence North 6 degrees 50 minutes 10 seconds East, a distance of 846.69 feet to a point on the north line of said East Half distant 250.00 westerly of the Northeast corner thereof; thence South 88 degrees 01 minutes 26 seconds East, along said north line, a distance of 250.00 feet to said Northeast corner; thence South 3 degrees 26 minutes 42 seconds East, along said east line, a distance of 809.48 feet to the point of beginning.

Parcel D: That part of the East Half of the Northeast Quarter of Section 6, Township 36, Range 26, Mille Lacs County, Minnesota, lying easterly of the easterly right of way line of U.S. Highway No. 169 per Book V of Miscellaneous, Page 692, lying easterly and southerly of following described Line "A", lying northerly of following described Line "B", and lying westerly of following described Line "E". Line "A" is described as follows: Commencing at the northeast corner of said East Half; thence North 88 degrees 01 minutes 26 seconds West, along the north line of said East Half, a distance of 760.00 feet to the point of beginning of said Line "A"; thence South 1 degree 58 minutes 34 seconds West, a distance of 415.00 feet; thence South 75 degrees 36 minutes 40 seconds West, a distance of 401.63 feet, more or less, to said easterly right of way line of U.S. Highway No. 169 and said Line "A" there terminating. Line "B" is described as follows: Commencing at the Southeast corner of said East Half; thence North 3 degrees 26 minutes 42 seconds West, along the east line of said East Half, a distance of 1337.00 feet to the point of beginning of said Line "B"; thence South 75 degrees 36 minutes 40 seconds West, a distance of 873.31 feet, more or less, to the easterly right-of-way line of U.S. Highway No. 169 and said Line "B" there terminating. Line "E" is described as follows: Commencing at the Southeast corner of said East Half; thence North 3 degrees 26 minutes 42 seconds West, along the east line of said East Half, a distance of 2500.00 feet; thence South 86 degrees 33 minutes 18 seconds West, a distance of 400.00 feet to a point hereinafter referred to as Point A; thence North 6 degrees 50 minutes 10 seconds East, a distance of 846.69 feet to a point on the north line of said East Half distant 250.00 westerly of the Northeast corner thereof, said point being the point of beginning of said Line "E"; thence return along the last described course to Point A; thence South 3 degrees 26 minutes 42 seconds East, parallel to the east line of said East Half of the Northeast Quarter, a distance of 1250 feet and said Line "E" there terminating. ; and

WHEREAS, the Town Board has determined that an amendment to the Comprehensive Land Use map and a rezoning is warranted so that all of Parcel's A, B and C are land use classified and zoned AC Agriculture Conservation and all of Parcel D is land use classified and zoned C/I Commercial Industrial; and

WHEREAS, the Planning Commission of Princeton Township held a public hearing at their March 22, 2022 meeting and recommended that all of Parcel's A, B and C are land use classified and zoned AC Agriculture Conservation and all of Parcel D is land use classified and zoned C/I Commercial Industrial; and

THE BOARD OF SUPERVISORS OF PRINCETON TOWNSHIP ORDAINS:

SECTION 1. That the properties in Section 6, in the Certificate of Survey for Jason Betzler and herein described, including Parcel's A, B and C are land use classified and zoned AC Agriculture Conservation and all of Parcel D is land use classified and zoned C/I Commercial Industrial.

SECTION 2. Adoption of this Ordinance is subject to the following:

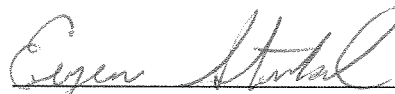
- A. Evergreen trees shall be placed on the rear of the residential properties to screen future commercial development subject to review and approval of the Zoning Administrator.
- B. The Applicant shall inform the future residential property owners of Parcels A, B and C that the adjacent property to the west is in a C/I Commercial/Industrial District.
- C. When development occurs on Parcel D, the Township shall require fencing and landscaping to screen the commercial development from the residential properties subject to review and approval of the Zoning Administrator.
- D. A park dedication fee is required at \$1200.00 per residential lot or \$3,600.00. The fee shall be paid immediately to the Township or prior to any Certificate of Occupancy being granted.

SECTION 3. That the Board of Supervisors of Princeton Township held first reading of this Ordinance at their March 22, 2022, meeting and second reading at their April 19, 2022, meeting.

SECTION 4. That this Ordinance shall be in full force and effect upon its passage.

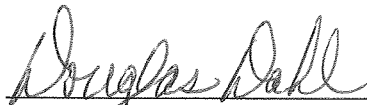
ADOPTED this 19th day of April 2022 by the Board of Supervisors of Princeton Township.

PRINCETON TOWNSHIP



Eugene Stoeckel, Board Chair

ATTEST:



Douglas Dahl, Town Clerk